

# EXHIBIT 8

Deed of 82 Highview Pg 2 of 8

Paul Piperato, County Clerk

1 South Main St., Ste. 100

New City, NY 10956

(845) 638-5070

**Rockland County Clerk Recording Cover Sheet****Received From :**

RIVERSIDE ABSTRACT, LLC  
3839 FLATLANDS AVE  
SUITE 208  
BROOKLYN, NY 11234

**Return To :**

RIVERSIDE ABSTRACT, LLC  
3839 FLATLANDS AVE  
SUITE 208  
BROOKLYN, NY 11234

**Method Returned :** ERECORDING**First GRANTOR**

DEL REALTY LLC

**First GRANTEE**

82 HIGHVIEW LLC

**Index Type :** Land Records**Instr Number :** 2018-00037834**Book :** **Page :****Type of Instrument :** Deed**Type of Transaction :** Deed Other**Recording Fee:** \$321.00**Recording Pages :** 6

The Property affected by this instrument is situated in Ramapo, in the  
County of Rockland, New York

**Real Estate Transfer Tax****RETT # :** 3038**Deed Amount :** \$0.00**RETT Amount :** \$0.00**Total Fees :** \$321.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Rockland County,  
New York

On (Recorded Date) : 12/31/2018

At (Recorded Time) : 12:27:00 PM



Paul Piperato, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation  
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made as of the 23<sup>rd</sup> Day of October, 2018

BETWEEN DEL REALTY LLC having an address at 20 F Robert Pitt Drive, Suite 204, Monsey, NY 10952,  
party of the first part,

AND 82 HIGHVIEW LLC having an address at 82 Highview Road, Suffern, NY 10952, party of the second  
part,

WITNESSETH, that the party of the first part, in consideration of Ten dollars and other good and valuable  
consideration paid by the party of the second part, does hereby grant and release unto the party of the second part,  
the heirs or successors and assigns of the party of the second part forever,

See attached Schedule A

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads  
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all  
the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises  
herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second  
part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby  
the said premises have been encumbered in any way whatever, except as aforesaid.


AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the  
first part will receive the consideration for this conveyance and will hold the right to receive such consideration as  
a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first  
to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.  
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above  
written.

IN PRESENCE OF:

DEL REALTY LLC

By:

  
Jacob Karmel, Authorized Signatory

**USE ACKNOWLEDGEMENT FORM BELOW WITHIN NEW YORK STATE ONLY:**

State of New York  
County of Rockland ) ss.:  
On the 22 of December, 2018  
before me, the undersigned, personally appeared

Jacob Karna

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

SHLOIME SILBIGER  
Notary Public - State of New York  
NO. 01S16236859  
Qualified in Rockland County  
My Commission Expires Mar 7, 2019

**ACKNOWLEDGEMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:**

(New York Subscribing Witness Acknowledgement Certificate)

State of New York, County of

) ss.:

On the \_\_\_\_\_ of \_\_\_\_\_, 2018  
before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed**  
with Covenant against Grantors Acts

**TITLE NO: RA-REC-36375**

**DISTRIBUTED BY:**

RIVERSIDE ABSTRACT LLC  
3839 FLATLANDS AVENUE, SUITE  
208  
BROOKLYN, NY 11234

**USE ACKNOWLEDGEMENT FORM BELOW WITHIN NEW YORK STATE ONLY:**

State of New York,  
County of \_\_\_\_\_ ) ss.:  
On the \_\_\_\_\_ of \_\_\_\_\_, 2018  
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:**

(Out of State or Foreign General Acknowledgement Certificate)

) ss.:

(Complete Venue with State, Country, Province or Municipality)

On the \_\_\_\_\_ of \_\_\_\_\_, 2018  
before me, the undersigned, personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgement was taken).

DISTRICT  
SECTION 49.17  
BLOCK 2  
LOT 42 & 47  
COUNTY OR TOWN ROCKLAND

**RECORD & RETURN TO:**



**RIVERSIDE ABSTRACT, LLC**

as Agent for  
Fidelity National Title Insurance Company

**SCHEDULE A - DESCRIPTION**

Title No.: RANY-15937

**Parcel I:**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Suffern, Town of Ramapo, County of Rockland, State of New York, more particularly bounded and described as follows:

BEGINNING at a point locate on the northerly boundary of Highview Road, said point being located 30 feet from the centerline of the original right of way of Highview Road and further described as being located 301.34 feet from the westerly terminus of the westerly return curve formed by the intersection of the northerly right of way of Highview Road and the westerly boundary of Wendover Lane:

thence the following courses and distances:

Parallel to Highview Road North 74 degrees 40 minutes 00 seconds West 171.28 feet;

Along a stone wall North 2 degrees 40 minutes 06 seconds East 369.05 feet;

THENCE South 74 degrees 27 minutes 03 seconds West 300.81 feet;

THENCE South 19 degrees 22 minutes 00 seconds East 336.53 feet;

On a curve to the right on a tangent to the previous course a radius of 25 feet, an arc length of 37.51 feet, subtended by a central angle of 85 degrees 58 minutes 00 seconds to the point of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

Designated as Section 49.17 Block 2, Lot 42 Rockland County and also known as 24 Highview Road.

## SCHEDULE A cont.

## Parcel II:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Suffern, Town of Ramapo, County of Rockland, State of New York, known and designated as Lot 47 and 47.1 Block No. 2, which said lot is more particularly bounded and described as follows:

BEGINNING at a point locate on the northerly boundary of Highview Road, said point being located, 30 feet from the centerline of the original right of way of Highview Road and further described as being located 102.01 feet from the westerly terminus of the westerly return curve formed by the intersection of the northerly right of way of Highview Road and the westerly boundary of Wendover Lane;

thence the following courses and distances:

Parallel to Highview Road North 74 degrees 40 minutes 00 seconds West 199.33 feet;

On a curve to the left on a reverse tangent to the previous course a radius of 25 feet, an arc length of 37.51 feet, subtended by a central angle of 85 degrees 58 minutes 00 seconds;

North 19 degrees 22 minutes 00 seconds East 336.53 feet;

North 74 degrees 27 minutes 03 seconds west 300.81 feet to a point located along a stone wall;

Along a stone wall North 2 degrees 40 minutes 06 seconds East 831.09 feet to a point located 25 feet southerly from the centerline of the original right of way of Carlton Road;

On a curve to the left, concentric with Carlton Road a radius of 94.42 feet, an arc length of 27.61 feet, subtended by a central angle of 16 degrees 45 minutes 11 seconds and having a chord bearing North 34 degrees 12 minutes 12 seconds East;

Along a stone wall South 72 degrees 15 minutes 00 seconds East 707.77 feet to an existing marble monument;

South 19 degrees 22 minutes 00 seconds West 1170.03 feet to the point of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

Designated as Section 49.17 Block 2, Lot 47 Rockland County and also known as 82 Highview Road.

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

C1. SWIS Code

392607

C2. Date Deed Recorded

12/31/2018

C3. Book 2018

C4. Page 37834



New York State Department of  
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property  
Location

82 and 105

\* STREET NUMBER

Highview Rd. & Carlton Rd

\* STREET NAME

Ramapo

\* CITY OR TOWN

VILLAGE

10901

\* ZIP CODE

2. Buyer  
Name

82 Highview LLC

\* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax  
Billing  
Address

Indicate where future Tax Bills are to be sent  
if other than buyer address(at bottom of form)

LAST NAME/COMPANY

FIRST NAME

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment  
Roll parcels transferred on the deed

2

# of Parcels

OR

☐ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐

5. Deed  
Property  
Size

\* FRONT FEET

X

\* DEPTH

OR

14.14

\* ACRES

6. Seller  
Name

Del Realty LLC

\* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

\*7. Select the description which most accurately describes the  
use of the property at the time of sale:

I. Community Service

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐

10B. Buyer received a disclosure notice indicating that the property is in an  
Agricultural District

☐

SALE INFORMATION

11. Sale Contract Date

10/23/2018

\*12. Date of Sale/Transfer

\*13. Full Sale Price

.00

(Full Sale Price is the total amount paid for the property including personal property.  
This payment may be in the form of cash, other property or goods, or the assumption of  
mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

☐ A. Sale Between Relatives or Former Relatives

☐ B. Sale between Related Companies or Partners in Business.

☐ C. One of the Buyers is also a Seller

☒ D. Buyer or Seller is Government Agency or Lending Institution

☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)

☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)

☐ G. Significant Change in Property Between Taxable Status and Sale Dates

☐ H. Sale of Business is Included in Sale Price

☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)

☐ J. None

\*Comment(s) on Condition:

14. Indicate the value of personal  
property included in the sale

.00

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 17

\*17. Total Assessed Value

476,600

\*18. Property Class

612

\*19. School District Name

Ramapo

\*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

49.17-2-42

49.17-2-47

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful  
false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

SELLER SIGNATURE

DATE

BUYER SIGNATURE

BUYER SIGNATURE

DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or  
entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible  
party who can answer questions regarding the transfer must be entered. Type or print clearly.)

2AKS

\* LAST NAME

ROBB

FIRST NAME

845

\* AREA CODE

538-7909

\* TELEPHONE NUMBER (Ex: 9999999)

82

\* STREET NUMBER

82 HIGHVIEW RD

\* STREET NAME

SUFFERN

\* CITY OR TOWN

NY

\* STATE

10901

\* ZIP CODE

BUYER'S ATTORNEY

LAST NAME

FIRST NAME

AREA CODE

TELEPHONE NUMBER (Ex: 9999999)



Deed of 82 Highview Pg 8 of 8  
 Donna G. Silberman, County Clerk  
 1 South Main St., Ste. 100  
 New City, NY 10956  
 (845) 638-5070

## Rockland County Clerk Recording Cover Sheet

Received From :  
 SHEM OLAM LLC  
 18 MOUNTAIN AVE  
 MONSEY, NY 10952

**First GRANTOR**

82 HIGHVIEW LLC

**First GRANTEE**

SHEM OLAM LLC

Index Type : Land Records

Instr Number : 2021-00027314

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Other

Recording Fee: \$321.00

Recording Pages : 6

The Property affected by this instrument is situated in Ramapo, in the County of Rockland, New York

**Real Estate Transfer Tax**

RETT # : 7755

Deed Amount : \$10.00

RETT Amount : \$0.00

Total Fees : \$321.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland County, New York

On (Recorded Date) : 06/30/2021

At (Recorded Time) : 3:43:00 PM



Doc ID - 053865150006

*Donna G. Silberman*

Donna G. Silberman  
 County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York